

003.A

0002

2810.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

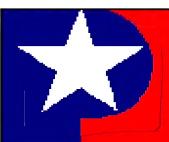
551,100 / 551,100

USE VALUE:

551,100 / 551,100

ASSESSED:

551,100 / 551,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		EGERTON RD, ARLINGTON

## OWNERSHIP

Unit #: 10

Owner 1: LEAHY KEVIN JAMES &amp; LAURA MEGH

Owner 2: TRS/ KEVIN &amp; LAURA LEAHY 2021

Owner 3: TRUST

Street 1: 10 EGERTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: LEAHY KEVIN -

Owner 2: DINN LAURA M -

Street 1: 10 EGERTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Wood Shingle Exterior and 1125 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	A Bath:	Rating:																		
Sty Ht: 0 - 1 St condo		3/4 Bath:	Rating:	A 3QBth:	Rating:																		
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																		
Foundation: 2 - Conc. Block		OthrFix:	Rating:	<b>RESIDENTIAL GRID</b>																			
Frame: 1 - Wood		<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1																	
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Sec Wall: 4 - Vinyl	5%	A Kits:	Rating:	Other																			
Roof Struct: 2 - Hip		Frl:	Rating:	Upper																			
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																			
Color: GREY		Lvl 1																					
View / Desir:		Lower																					
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Grade: C - Average		Location:		Phys Cond:	GV - Good-VG	10. %	Functional:		Exterior:	No Unit	RMS	BRS	FL										
Year Blt: 1930	Eff Yr Blt:	Total Units:		Economic:		%	Interior:		1	5	2												
Alt LUC:	Alt %:	Floor:	1 - 1st Floor	Special:		%	Additions:																
Jurisdict: G19	Fact: .	% Own:	36.000000000	Override:		%	Kitchen:																
Const Mod:		Name:		<b>CALC SUMMARY</b>				Baths:															
Lump Sum Adj:				Basic \$ / SQ:	305.00	Const Adj.:	1.35000002	Plumbing:															
INTIOR INFORMATION				Size Adj.:	1.35000002	Adj \$ / SQ:	407.551	Electric:															
Avg Ht/FL: STD				Other Features:	75500	NBHD Inf:	1.14999998	Heating:															
Prim Int Wal:	2 - Plaster			Grade Factor:	1.00	NBHD Mod:		General:															
Sec Int Wall:	%			Adj Total:	614094	LUC Factor:	1.00	<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>											
Partition:	T - Typical			Depreciation:	66322	Adj Total:	614094	WtAv\$/SQ:	AvRate:	Ind.Val	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Prim Floors:	3 - Hardwood			Deprecated Total:	547772	Final Total:	547800	Juris. Factor:	1.00	Before Depr:	468.68	GLA	Gross Liv Ar	1,125	407.550	458,495							
Sec Floors:	%					Special Features:	0	Special Features:	0	Val/Su Net:	486.93												
Bsmnt Flr:	12 - Concrete					Final Total:	547800	Final Total:	547800	Val/Su SzAd:	486.93												
Subfloor:																							
Bsmnt Gar:																							
Electric:	3 - Typical																						
Insulation:	2 - Typical																						
Int vs Ext:	S																						
Heat Fuel:	2 - Gas																						
Heat Type:	5 - Steam																						
# Heat Sys:	1																						
% Heated:	100	% AC:																					
Solar HW:	NO	Central Vac:	NO																				
% Com Wal		% Sprinkled																					
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 003.A-0002-2810.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
3	Garage	D	Y	1	20X10	A	AV	1930	27.50	T	40	102			3,300			3,300					
More: N				Total Yard Items:				3,300				Total Special Features:				Total:				3,300			